

QUITCLAIM DEED

I, Audrey Ferrelli, also known as Audrey M. Uphold, of Mendon, Worcester County, Massachusetts, for consideration paid and in full consideration of One (\$1.00) Dollar grants to Marie A. Tower, Trustee of The Uphold Irrevocable Trust, dated December 24, 1987, and recorded herewith and prior hereto, of 10 Freedom Street, Milford, MA., WITH QUITCLAIM COVENANTS, the land in said Mendon, more particularly described as follows:

as Inst # 145896

Being all and the same premises conveyed to Liberatore Ferrielli et ux. by deed of Vinton E. White et ux., said deed dated April 15, 1954, and recorded with Worcester District Registry of Deeds, Book 3506, Page 201 and being more particularly bounded and described therein as follows:-

"Four certain parcels of land situated on the westerly side of Mendon Pond in said Mendon.

The first of said parcels is that same land conveyed to said Henry W. Gaskill by Jesse A. Taft by deed dated December 24, 1900, recorded in Worcester District Deeds, Book 1667, Page 648, and described in said deed as follows:

BEGINNING at the northwest corner of the premises at the westerly abutment of a bar-way and at land of John T. Manson;

THENCE on said last named land S. 05° 45' E. about forty-eight (48) feet to the shore of said Pond;

THENCE bounding easterly on the shore of said Pond, by various lines to a stake at land of Elizabeth O. Wood;

THENCE on said last named land S. 03° 30' W. about eighty-nine (89) feet to a stake and stones;

THENCE on same land N. 1° 30' E. about one hundred twenty-seven and five tenths (127.5) feet to the place of beginning.

THE SECOND of said parcels is that same land conveyed to said Henry W. Gaskill by Elizabeth O. Wood, by deed dated March 27, 1902 and recorded in Worcester District Deeds, Book 1714, Page 242 and described in said deed as follows:

BEGINNING at the northwesterly corner of the premises at a black birch tree at end of wall, on land of John T. Manson and at other land of Amy B. Gaskill;

THENCE on said Manson's land on the wall, S. 72° 30' E. one hundred forty (140) feet;

THENCE on said land S. 05° 45' E. twenty-two (22) feet to land of the grantors';

THENCE on said last named land, S. 1° 30' W. thirty (30) feet to a spike at other land of Amy B. Gaskill; -

THENCE on said last named land, N. 70° W. one hundred fifty-eight (158) feet to a stake;

THENCE on same land N. 22° 30' W. twenty (20) feet to the place of beginning;

DEC 30 1987 11:00 AM

Mendon Pond, Mendon

THE THIRD of said parcels is that same land conveyed to said Henry W. Gaskill by Mary L. Wood, by deed dated October 22, 1923 and recorded in Worcester District Deeds, Book 2315, Page 499 and described in said deed as follows:-

BEGINNING at the northeasterly corner of the granted premises at a stone bound on the shore of said pond and at other land of grantors';

THENCE running S. 83° 30' W. with said grantors' other land 89 feet to a stone bound at other land of Amy B. Gaskill;

THENCE S. 0° 50' E. with said Amy B. Gaskill's other land 70 feet to a stake at the shore of said pond;

THENCE easterly and northerly with the shore of said pond to the point of beginning.

The Fourth of said parcels is a certain easement or right of way described in the deed of John T. Manson to said Henry W. Gaskill, dated May 31, 1901, and recorded with Worcester District Deeds, Book 1686, Page 511, which contains a right to pass and repass with teams or otherwise from the highway to grantors' land and the ice house thereon.

The described tract over which said easement is granted contains .47 acres and is more fully described in said Manson Deed, (Book 1686, Page 511) to which reference may be had for a more complete description."

WITNESS my hand and seal this 24th day of December, 1987

Audrey Ferrelli Audrey M. Uphold
Audrey Ferrelli, also known as Audrey M. Uphold

THE COMMONWEALTH OF MASSACHUSETTS

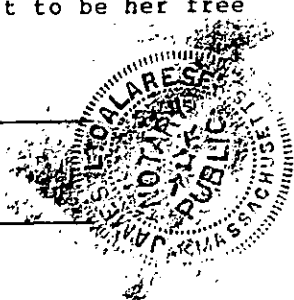
WORCESTER, ss.

, 1987

Then personally appeared the above named Audrey Ferrelli, also known as Audrey Uphold, and acknowledged the foregoing instrument to be her free act and deed, before me.

James Z. Calver
Notary Public

My commission expires: November 30 1991



ATTEST: WORC.. Anthony J. Vigliotti, Register